

41,860 SQ. FT. - EASTEX FREEWAY – 2 CORNERS **FOR LEASE or BUILD TO SUIT**

U.S. HIGHWAY 59 NORTH @ COLLEY ST & TIDFORD ST

28

LOCATION:	The northeast and southeast corners of the Eastex Freeway (US 59 / US 69 North) feeder road at Colley St. and Tidford St. just south of Tidwell Road, City of Houston, Harris County, Texas 77093
SIZE:	41,860 sq. ft. (0.9602 acre) of unimproved land. Combination of 2 tracts (.5561 ac + .4041 ac) Refer to Surveys.
LAND LEASE:	\$70,800 per year (5,900 per month) + NNN expenses.
BUILD TO SUIT:	Consult Broker
FRONTAGE/ DIMENSIONS:	264 feet along Eastex Freeway frontage road. 178 feet along Colley Street. 127 feet along Tidford Street
UTILITIES:	Both water and waste water provided by the City of Houston Public Works. 8" Water main located along the feeder road and Colley St. 8" Sanitary sewer located in Colley St. Electricity to the site.
SURVEY:	One survey for each tract both dated 2021.
EASEMENTS & SET BACKS:	Perimeter utility easements. 25 feet building set back along the feeder road. 10 feet building set backs along Colley St. and Tidford St.
PLATTING:	The .556 ac tract is platted commercial and the .4041 ac tract is not platted.
ZONING/ RESTRICTIONS:	No zoning.
TOPOGRAPHY DRAINAGE:	Generally flat with a few mature trees along Tidford. Storm water drainage is required by Harris County Flood Control.
PROPERTY TAX JURISDICTIONS:	City of Houston, Harris County and Houston I.S.D.
AREA DEVELOPMENT:	CVS, Well Fargo Bank, Pemex, Shell, retail, motels and small businesses.
HIGHLIGHTS:	Easy on and off access to the Eastex Freeway 2 corners along the freeway feeder road. Underserved retail area. Close distance to downtown Houston Ideal for restaurant, retail, medical, office, warehouse, etc.

FOR MORE INFORMATION CONTACT:

TIM OPATRNY

TAO INTERESTS, INC.

710 N Post Oak Road, Suite 400-P

Houston, Texas 77024

713-621-9841

tim@taointerests.com

TAOInterests.com

ALL INFORMATION SHOWN IN THIS PRESENTATION, WHILE BASED UPON INFORMATION SUPPLIED BY SOURCES DEEMED TO BE RELIABLE, IS NOT IN ANY WARRANTED BY TAO INTERESTS, INC. THIS PROPERTY IS SUBJECT TO PRIOR SALE, WITHDRAWAL, OR CHANGE IN PRICE WITHOUT NOTICE.



LITTLE YORK RD



PARKER RD



EASTEX FWY

SUBJECT PROPERTY
41,860± SF



TIDWELL RD



LAURA KOPPE RD

E CROSTIMBERS ST



HARRISHEALTH SYSTEM
LYNDON B. JOHNSON HOSPITAL



NORTH FWY



BERRY RD



HARDY TOLL RD



N LOOP E FWY



WAYSIDE DR

CVS
pharmacy



EASTEX FREEWAY - SOUTH

INTERSTATE 69 HOV



EASTEX FREEWAY - NORTH



LEGACY INN

MUSTANG INN

TIDWELL RD

TIDWELL RD

EASTEX FWY SERVICE RD

EASTEX FWY SERVICE RD

TIDFORD ST

DODSON ST

WELLS FARGO

SITE
41,860 ±
SQUARE FEET

COLLEY ST

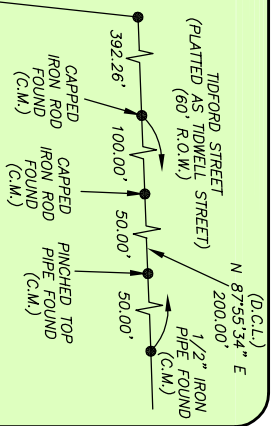
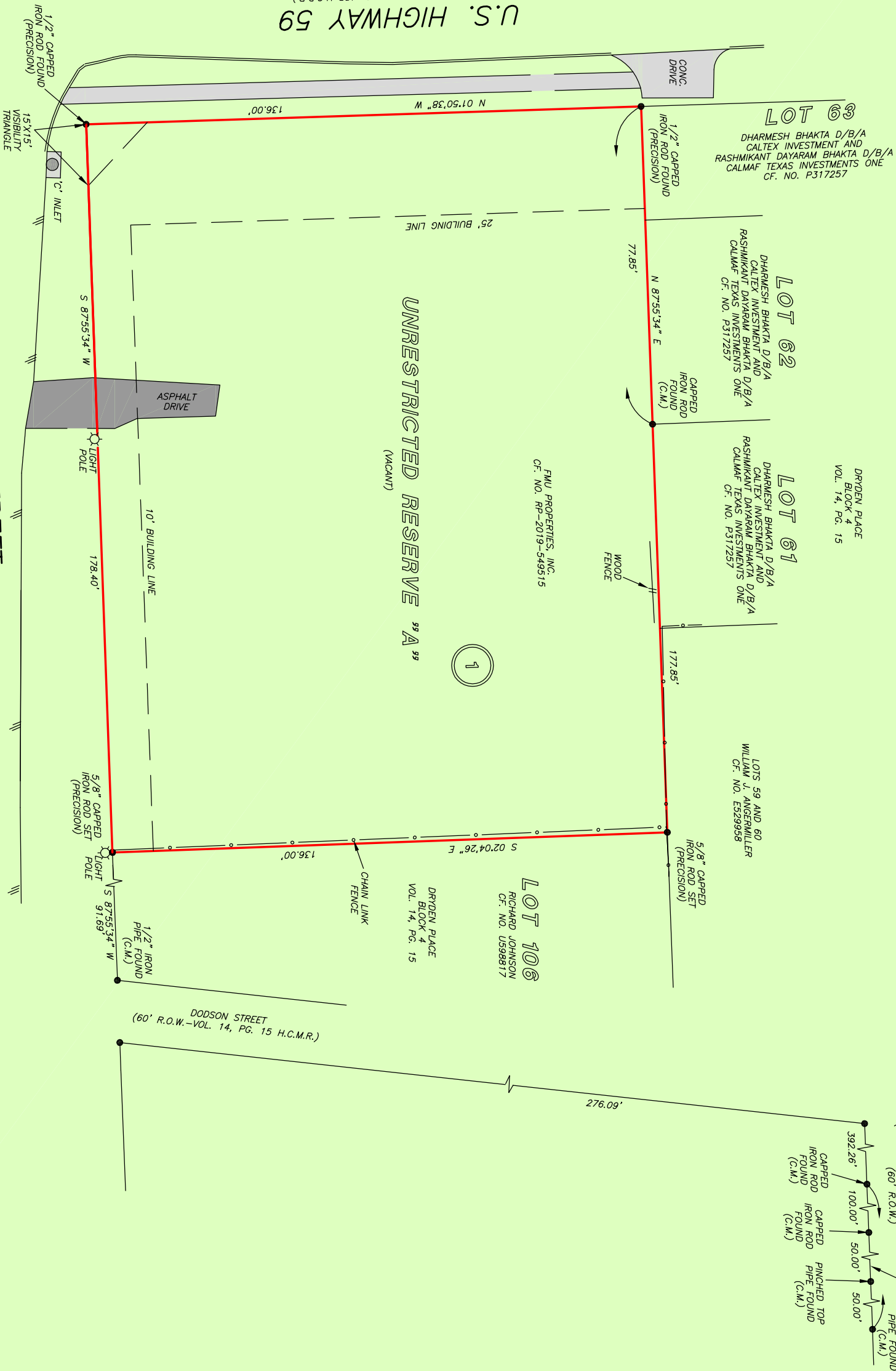
COLLEY ST





SCALE: 1" = 30'

U.S. HIGHWAY 59
(R.O.W. VARIES-VOL. 2220, PG. 453 H.C.D.R.)



G.F. NO. 21010240 OLD REPUBLIC TITLE
 ADDRESS: COLLEY STREET
 HOUSTON, TEXAS 77093
 BORROWER: S.S.O.S. REALTY LLC

**0.5561 ACRE
 UNRESTRICTED RESERVE "A"
 BLOCK 1
 MANGINO COMPLEX**

A SUBDIVISION IN HARRIS COUNTY, TEXAS
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 UNDER FILM CODE NO. 691783, OF THE MAP RECORDS
 OF HARRIS COUNTY, TEXAS

NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR
 ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.



THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAIN AS PER THE
 FIRM NO. 48201C, 06/08/01
 MAP REVISION: 06/18/2007
 ZONE DESIGNATION: X-1
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.
 INACQUAINTANCES OF FEMA MAPS PREVENT EXACT
 DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION
 WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
 RECORD BEARING: FC. NO. 891783 H.C.M.R.

CERTIFIED TO SOUTHPPOINT CONSOLIDATED, LP
 AND CIT LENDING SERVICES CORPORATION:

I HEREBY CERTIFY THAT THIS SURVEY
 WAS MADE ON THE GROUND, THAT THIS
 PLAT CORRECTLY REPRESENTS THE FACTS
 FOUND AT THE TIME OF SURVEY AND THAT
 THIS PROFESSIONAL SERVICE CONFORMS TO
 THE CURRENT TEXAS SOCIETY OF PROFESSIONAL
 SURVEYORS STANDARDS AND SPECIFICATIONS
 FOR A CATEGORY 1A CONDITION II SURVEY.

RICHARD S. WILLETT
 PROFESSIONAL LAND SURVEYOR
 NO. 4615
 JOB NO. 21-08548
 NOVEMBER 9, 2021
 REVISED: NOVEMBER 11, 2021 (ACREAGE)

DRAWN BY: RE



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 HEIDI ANDREWS
 713-626-9220



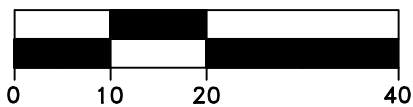
PRECISION
 Surveyors

1-800-LANDSURVEY
 www.precisionsurveyors.com
 281-496-1586 FAX 281-496-1867
 950 THREADENEE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 WE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217
 210-829-4941 FAX 210-829-1555
 10063700



GRAPHIC SCALE

SCALE: 1" = 20'-0"

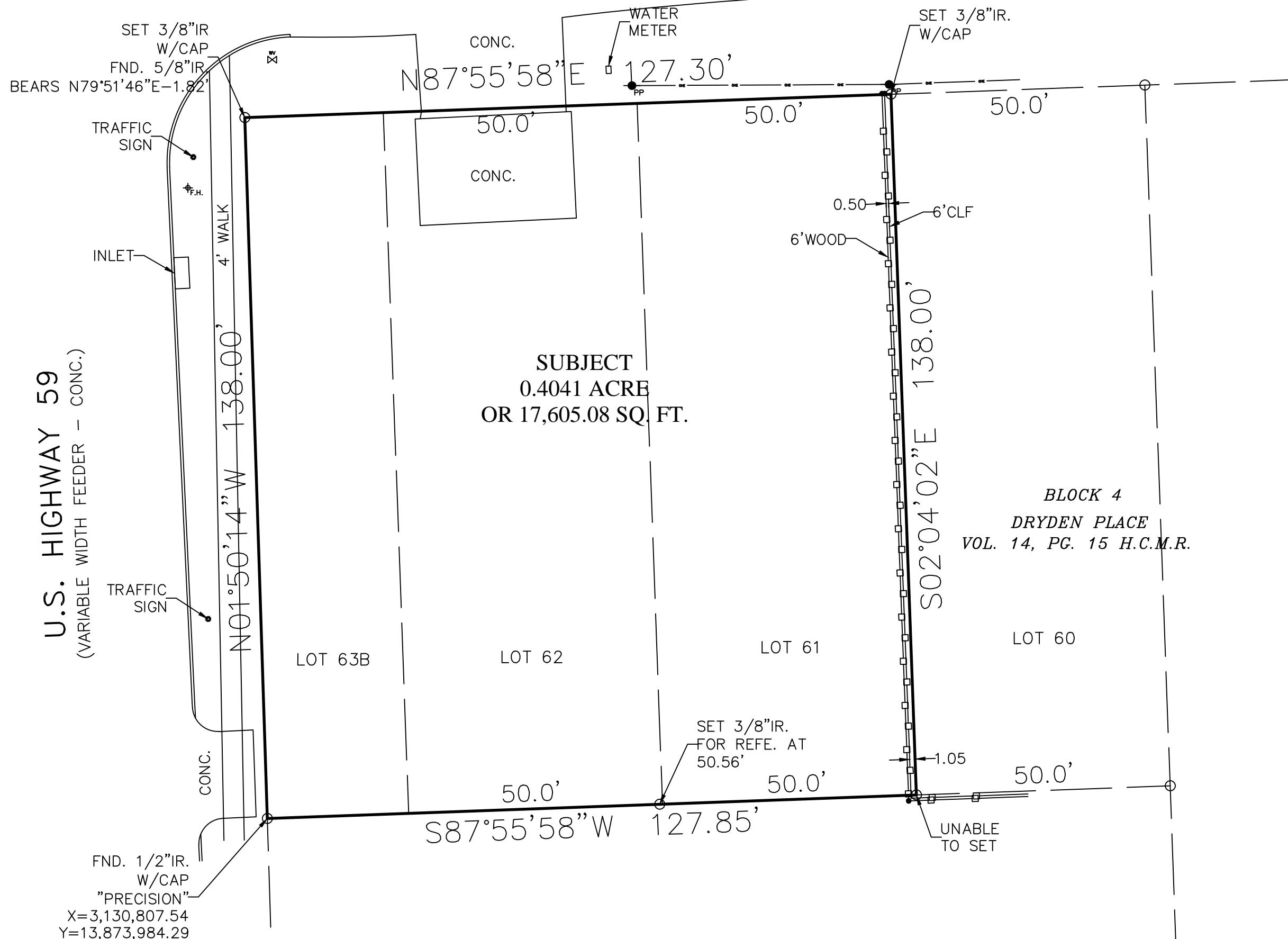


LEGEND:
 AC. - ACRES
 B.L. - BUILDING LINE
 ESMIT. - EASEMENT
 FC - FIRM CODE
 HCCF - HARRIS COUNTY CLERKS FILE
 HCDR - HARRIS COUNTY DEED RECORDS
 HCWR - HARRIS COUNTY MAP RECORDS
 R.O.W. - RIGHT OF WAY
 SQ. FT. - SQUARE FEET
 - - - - - FENCE

TIDFORD STREET

(60 FT. WIDE R.O.W - ASPH.)

SAN M.H.



SUBJECT
0.4041 ACRE
OR 17,605.08 SQ. FT.

BLOCK 4
DRYDEN PLACE
VOL. 14, PG. 15 H.C.M.R.

BLOCK 1
UNRESTRICTED RESERVE "A"
MANGINO COMPLEX
REC. IN. F.C. NO. 691783 H.C.M.R.

J. T. HARRELL SURVEY

COLLEY STREET

(60 FT. WIDE R.O.W)

- NOTES:
- 1) BEARING REFERENCED TO STATE OF TEXAS COORDINATE SYSTEM (SOUTH CENTRAL ZONE).
 - 2) SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY.
 - 3) THIS SURVEY WAS DONE WITH THE BENEFIT OF A TITLE REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 21010367, EFFECTIVE DATE AUGUST 18, 2021.
 - 4) BUILDER/CONTRACTOR MUST VERIFY ALL BUILDING LINES, EASEMENTS, BUILDING LINE RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY, BEFORE STARTING CONSTRUCTION.
 - 5) MAY REQUIRE REPLATTING/PLATTING AT TIME OF CONSTRUCTION.
 - 6) THE ABOVE PROPERTY LIES WITHIN THE AREA DESIGNATED AND ZONED BY THE CITY OF HOUSTON IN CONNECTION WITH THE "JETERO AIRPORT SITE" (HOUSTON INTERCONTINENTAL AIRPORT) AND IS SUBJECT TO THE RESTRICTIONS AND REGULATIONS IMPOSED BY ORDINANCE OF THE CITY OF HOUSTON, A CERTIFIED COPY OF WHICH IS FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. B251176, AND AS AMENDED BY ORDINANCES, CERTIFIED COPIES OF WHICH ARE FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NOS B581714, B852509 AND J040968. SUBJECT TO THE CITY OF HOUSTON, TEXAS, ORDINANCE NO. 2008-1052, AMENDING ORDINANCE AS TO AIRPORT LAND USE REGULATIONS, FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. 20080598601.
 - 7) ADDRESS: 3602 TIDFORD STREET, HOUSTON, TEXAS 77093.

FLOOD INFORMATION

*THIS TRACT OR LOT _____ IS NOT _____ IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X" AS LOCATED BY FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA BY COMMUNITY No. 480296, MAP No. 48201C, PANEL No. 0680L, DATED 06/18/2007.

*THIS INFORMATION IS BASED ON GRAPHICAL PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

OWNER(S):
S.S.O.S. Realty LLC and/or assigns

SURVEYOR:
 THE JEAN MCKINLEY CO., INC.
 C. PAUL JONES, SR.
 P.O. BOX 701
 FRIENDSWOOD, TEXAS 77546
 PHONE: (713)473-3502
 EMAIL: mckinleycoinc@aol.com

BOUNDARY LAND TITLE SURVEY

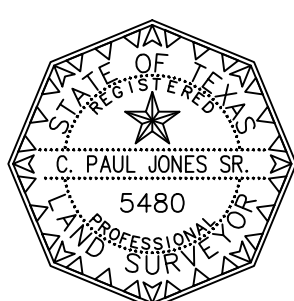
OF 0.4041 ACRE OR 17,605.08 SQUARE FEET OF LAND BEING LOTS 61, 62 AND 63, BLOCK 4 OF DRYDEN PLACE, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 15 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS SAVE AND EXCEPT THAT PORTION OF LOT 63 CONVEYED TO THE STATE OF TEXAS BY INSTRUMENT RECORDED IN VOLUME 2220, PAGE 453 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS IN THE J. T. HARRELL SURVEY IN HARRIS COUNTY, TEXAS

SCALE: 1" = 20' DATE: AUGUST 31, 2021

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED

I, C. PAUL JONES, SR., A REGISTERED PROFESSIONAL LAND SURVEY, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE OF THE GROUND UNDER MY SUPERVISION AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

C. PAUL JONES, SR.
 R.P.L.S. NO. 5480
 REGISTRATION/LICENSE NO. 10194684
 STATE OF TEXAS





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent. **An owner’s agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date